From: Hilbert, Hans
To: "Ben Kollenbroich"
Subject: RE: Weeks lot
Date: Friday, May 31, 2019 11:19:09

I would agree with that, just in a different configuration than originally platted back in the times of yore ☺. I think the request is small enough that it will likely be granted.

Hans

From: Ben Kollenbroich <bkollenbroich@town.dunn.wi.us>
Sent: Friday, May 31, 2019 10:36
To: Hilbert, Hans <hilbert.hans@countyofdane.com>
Subject: RE: Weeks lot

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

Hi Hans,

Thanks for sending this over. Quite an interesting history. Based on what I'm seeing on the maps, it looks like if the variance is approved, this won't create any more home sites than was originally platted for? I think that would be the Town's main concern.

Thanks,

Ben

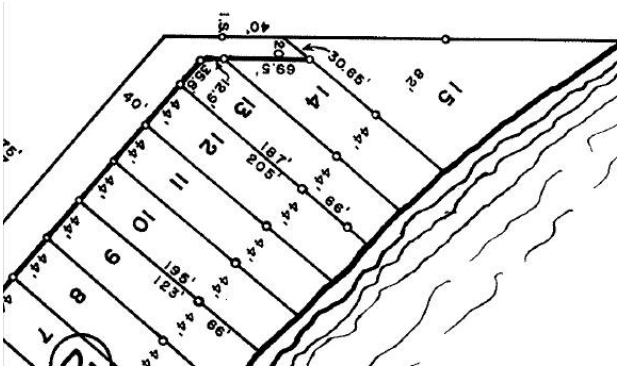
From: Hilbert, Hans <hilbert.hans@countyofdane.com>
Sent: Friday, May 31, 2019 8:53 AM
To: Ben Kollenbroich <bkollenbroich@town.dunn.wi.us>
Subject: FW: Weeks lot

From: Hilbert, Hans
Sent: Thursday, May 30, 2019 16:38
To: 'Peter Weeks' <pweeks@sprynet.com>
Cc: Everson, Daniel <Everson.daniel@countyofdane.com>; Allan, Majid <Allan@countyofdane.com>
Subject: RE: Weeks lot

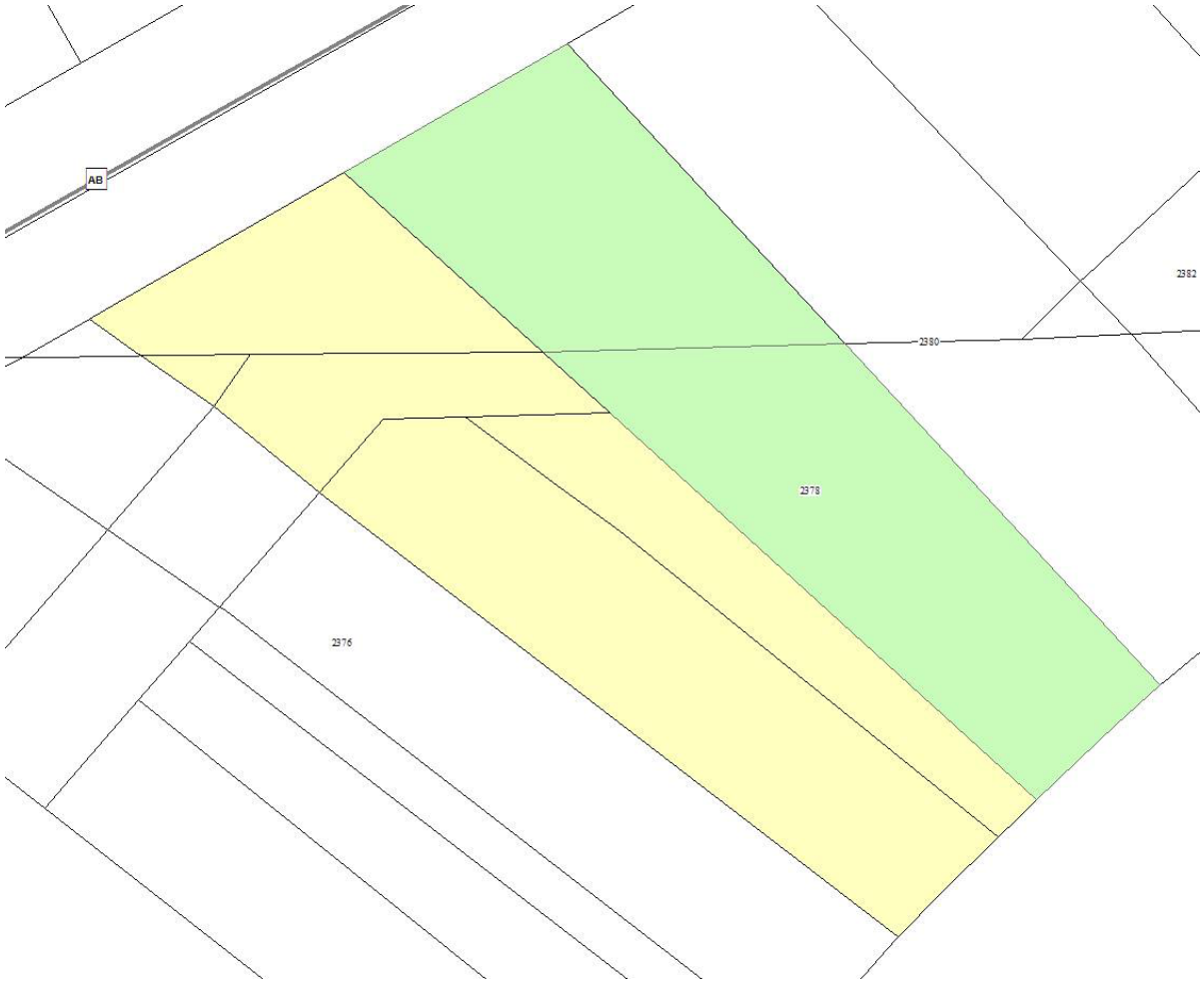
Peter,

In 2001 all of the land that you currently own was also owned by a single owner, as shaded in green:

In 2002, the realtor requested a parcel status determination from this office to determine if a portion of the property in common ownership could be sold separately. The 2002 determination from our office was for the purpose to state that since the total ownership property contained both lot 13 and lot 14 of the Colladay Park plat, that those were legal lots that could be conveyed separately. Those lots, as platted are shown here:



After that letter was written in 2002, the owner proceeded to sell the developed portion of the property, as shown by the two colors below (ignore the line that bisects the entire map where the 2380 address label falls as it is simply a PLSS line):



Interestingly the resulting land division did not separate lots 13 & 14, as was the intent of the parcel status determination, but included a portion of lot 14 in both ownership boundaries (remnant of lot 14 highlighted):

This ultimately constitutes an illegal land division, as the mechanism for adjusting property lines of a plat is through a certified survey map. This land division was simply done through a quit claim deed. Since your property at 2378 County Highway AB was already developed, it never showed up on our radar as no one was trying to obtain permits.

Fast forwarding to 2019, the bottom line is that in order to develop Lot 13, the remnant of lot 14, and the lands that were create due to the vacation of previously platted right-of-way, you will need to create a legal lot of record by means of recording a certified survey map, which will require a variance from the minimum average lot width for shoreland lots. Since all of these lands are in your ownership at this time, you might consider creating a 2 lot CSM to clean up the illegal land division that results on your developed parcel as well so that it doesn't affect you in the future.

Please let me know if you have any questions,

Hans

From: Peter Weeks <pweeks@sprynet.com>
Sent: Thursday, May 30, 2019 09:30
To: Hilbert, Hans <hilbert.hans@countyofdane.com>
Subject: Re: Weeks lot

Hans
I have attached a letter from Dane County from 2002 that defines the lot as a legal entity. It has a deed, and I bought it as a separate property partly based on the County's opinion that it was a legal lot. Since that time there have not been any changes to the lot lines, nor any certified surveys. The legal description includes all four parcels.
Thoughts?
Thanks
peter